

# **PLANNING & DEVELOPMENT SERVICES REPORT**

## **PRELIMINARY PLAT**

**PPPL2014-0003**

**DATE:** March 7, 2014  
**MEETING DATE:** March 26, 2014  
**REPORT BY:** Tiffany Antol

### **REQUEST:**

A request for Preliminary Plat approval for White Pines Townhomes at Pine Canyon, a 36-unit residential townhouse subdivision on an 8.06-acre site located at 3002 S. Clubhouse Circle in the R1, Single-Family Residential Zone.

### **STAFF RECOMMENDATION:**

Staff recommends the Planning and Zoning Commission forward the preliminary plat to the City Council with a recommendation for approval.

### **PRESENT LAND USE:**

The subject site is located within the larger Pine Canyon development which encompasses a 660-acre. The site is part of an existing residential condominium subdivision consisting of 48 undeveloped and 12 existing condominium dwelling units with existing private street improvements and utility infrastructure completed.

### **PROPOSED LAND USE:**

White Pines Townhomes at Pine Canyon residential subdivision development, consisting of 36 townhome dwelling units located on 8.06 acres of undeveloped land.

### **NEIGHBORHOOD DEVELOPMENT:**

North: Clubhouse Circle and John Wesley Powell Blvd  
South: Golf course, R1 Zone  
East: 46 detached cottage units, R1 Zone  
West: 46 detached cottage units, R1 Zone.

### **REQUIRED FINDINGS:**

The Planning and Zoning Commission shall find the proposed preliminary plat meets the requirements of the City Code Title 10, Flagstaff Zoning Code; City Code Title 11, General Plans and Subdivisions; and City Code Title 13, Engineering Design Standards and Specifications.

### **STAFF REVIEW:**

#### **Introduction**

In June of 2000, the City Council approved a rezoning request and development agreement allowing the development of Pine Canyon, which includes a mixture of condominium, estate twin houses (duplex units), estate homes, clubhouse and recreational facilities, maintenance and storage facilities, and an 18-hole private

golf course with accessory facilities, located on approximately 660 acres. The primary entrance to Pine Canyon is located at the intersection of Lone Tree Road and John Wesley Powell Blvd.

The applicant, Mogollon Engineering, representing True Life Communities PCAZ, is seeking preliminary plat approval for a 36-unit residential townhouse subdivision within the larger Pine Canyon Development. In 2006, the subject site was recorded as a final plat intended for 60 condominium dwelling units. All of the infrastructure for the project has been installed as part of the condominium project. Three buildings containing 12 dwelling units have been constructed and will remain as part of the original Mountain Vista Condominium at Pine Canyon subdivision. The property owner intends to abandon the remaining 48 condominium units within a total of 12 buildings (Sheet 5), and re-plat the remainder of the subdivision for the proposed townhomes. The original condominium subdivision included a mix of three and four unit structures while under the new townhouse plat all structures will be designed in groups of three units.

Several development standards have changed since 2006, including a new Zoning Code, new driveway ordinance, new storm water standards, new engineering standards, new landscaping standards, and new building placement standards. The applicant does not intend to change the design of the improved subdivision but simply intends to change the ownership type in light of recent lending restrictions. As such, the applicant was allowed to utilize the plans prepared and approved in conjunction with the existing condominium plat since the site has already been disturbed and necessary infrastructure has already been installed.

### **Flagstaff Area Regional Land Use and Transportation Plan**

The current land use designation for the site is predominantly Low Density Residential. The proposal of 36 units conforms to the Low Density Residential Regional Land Use Designation, as well as the development agreement between the City of Flagstaff and Pine Canyon.

### **ZONING REQUIREMENTS**

The property is zoned R1, Single-Family Residential. The proposed development of 36 dwelling units is within the density required by the *Flagstaff Zoning Code* (Section 10-40.30.030). The R1 density requirement is 2-5 units per acre within the Resource Protection Overlay; the proposed density is 4.46 units per acre. Under the Land Development Code, the property was previously zoned R1, Residential District, which allowed the condominium subdivision under the Planned Multiplex option with a permitted minimum lot area of 2,000 square feet per dwelling unit.

Single-family (attached) is a permitted use in the R1 zone as a Planned Residential Development (PRD). Division 10-40.60.270 of the *Zoning Code* addresses specific use standards for Planned Residential Developments. PRDs may use different building types (i.e., Courtyard Apts, Duplex, Townhouse) as part of an integrated site planning process in non-transect zones and for achieving gross densities on undeveloped land where substantial natural resources are present on the site. Division 10-50.110 of the *Zoning Code* provides standards for specific building types and specifies the transect zones in which they are allowed. The T4N.2 transect zone allows townhouses in new neighborhoods. Townhouse standards are located in Division 10-50.110.120 of the *Zoning Code*. The proposed townhomes are utilizing the same building envelopes approved through the condominium subdivision. These lots are unique in that they do not directly front onto a street so the garages are truly neither front nor rear loaded. Both end units have side loaded garages but all center units have two separate single car garages loaded at the main entrance.

The Townhouse Building Type permits a minimum lot area of 1,440 square feet (18' width x 80' depth). The lots within the White Pines Townhomes at Pine Canyon subdivision comply with the minimum lot area. The

replat townhome project complies, to the maximum extent feasible, with the Townhouse Building Type standards (including open space, size/massing) and building form and placement standards such as setbacks and height allowed in the T4N.2 transect zone (Division 10-40.40.030 of the *Zoning Code*). All of the lots meet the 10' by 10' minimum depth and width for private open space through open decks and porches and all meet the requirement for 15% of lot area with the inclusion of decks and porches.

Setback requirements for the T4N.2 transect zone are:

Front: 5' min.; 12' max.	Provided (min.):	5'
Side: 3' min. (0' for side by side units)	Provided (min.):	3' (0' for side by side units)
Rear: 3' min.	Provided (min.):	3'

Maximum permitted height in the T4N.2 transect zone is 4 stories with a maximum overall height of 52'. The proposed townhouses will have two stories with a maximum overall height of 31'-2".

All of the proposed townhomes are developed as part of a triplex structure. The previous condominiums consisted of both three and four unit attached structures. There are two designs proposed for the townhouse structures. Building A, has smaller units (1,973 s.f. to 2,300 s.f.) and lower overall building height at 25'-8½". Twenty-one of the total units will be developed as Building A types. The remaining 15 units will be included in the larger Building B, which units range between 2,463 s.f. to 2,638 s.f.

The building elevations provide visual interest by incorporating zoning code compliant design review elements including; primary entrances at human scale, recessed garage doors, sloped roofs with overhanging eaves, multiple roof planes and varying pitch angles, and indigenous building materials. Each unit has an individual pedestrian entry.

### **Landscaping**

A landscaping plan was submitted and approved in conjunction with the condominium project. A final landscaping plan was approved prior to the issuance of civil construction plans. Existing and new vegetation was utilized to meet the requirements. The requirements for landscaping under the Land Development Code are different from the current Zoning Code but staff believes that the intent and requirement has been fulfilled for landscaping on site. Each new building should include foundation landscaping.

### **Natural Resources**

The subject property is located within the Resource Protection Overlay. A Resource Protection plan was provided at the time the site was subdivided into the Mountain Vista Condominiums. The resources on site were accounted for and preserved prior to initiation of construction of infrastructure to service the subdivision. Resources on the site include moderate slopes and forest. The resource protection plan submitted with the Preliminary Plat application indicated that the minimum protection standards would be met. Since the entire existing infrastructure for the condominium will be utilized to service the proposed townhomes which will occupy the same footprint of the condominiums the original resource protection remains valid and complete for the subject site.

RESOURCE PROTECTION LAND IN THE R1 ZONE  
WHITE PINES TOWNHOMES AT PINE CANYON

RESOURCE	TOTAL ACRES	REQUIRED PROTECTION LEVEL & ACRES	PROTECTED LEVEL & PROTECTED ACRES
Rural Floodplain	None	--	--
Slope 17-24.9%	1.237	70% .866	70% .866
Slope 25% -34.9%	0.00	80% 0.00	80% 0.00
Forest Resource	3.262	50% 1.63	*50% 1.63

\* Developer credited approximately .17 acres of excess forest from the golf course tract to meet minimum protection thresholds. The above calculations reveal that resources will be protected above the minimum resource protection thresholds within the R1 Zone.

### Open Space

As a Planned Residential Development a total of 15% of the total site is required to be preserved as open space. A common element tract of 3.79 acres will be set aside on behalf of the Homeowners Association as open space and resource protection. A total of 47% of the subject area will be set aside as open space and resource preservation.

### Site Planning Design Standards

The infrastructure, such as utilities, roadways and private driveways, were installed several years ago as part of the previous planned condominium project. Prior to construction, design review guidelines applicable under the previous Land Development Code were applied and approved. The submitted preliminary plat site layout meets the guidelines that were applicable at that time of the original subdivision. The new proposed building elevations, meet to the greatest extent feasible, the new Architectural Design Standards for buildings established in the *Zoning Code*.

### SYSTEMS ANALYSIS:

#### Access and Traffic

A Traffic Impact Analysis was prepared and approved for the entire Pine Canyon master planned community. Improved access to the development is provided by John Wesley Powel (JWP) Blvd. from Lake Mary Road, and by the extension of Lone Tree Road from the intersection of Lone Tree Road and Zuni Drive to the new intersection of JWP Blvd. All interior streets within Pine Canyon are private and maintained by the Homeowner's Association.

A private looped street named Clubhouse Circle provides access to the subdivision. The street design within the subdivision consists of a cul-de-sac street named Tourmaline Drive as well as a looped street named Bent Tree Circle. The cross section of the private streets provides a 27-foot wide street section with rolled curb and gutter on both sides and a four-foot wide tail on one side of street. A series of driveways extends off these two streets to provide direct access to each townhouse unit, including the existing condominium units.

**Water and Wastewater**

Eight-inch public waterlines have been constructed beneath the private streets and driveways. Connections have been made to the eight-inch public waterline extension constructed by the developer along the alignment of the private streets. A larger water line was required to assure pressure and fire flow within the higher elevations of Pine Canyon.

Eight-inch public sewer lines have been constructed beneath the public and private streets. These public mains flow by gravity into a private lift station. This private lift station transfers the wastewater through a force main north into a public gravity sewer line. All maintenance associated with the private force mains and lift station is the responsibility of the developer/Homeowner Association.

**Stormwater**

A Stormwater Analysis was completed for the entire Pine Canyon development and was accepted by the Stormwater Manager. The development was required to provide subregional on-site detention in the golf course ponds that serve as a dual purpose for storage of irrigation water and stormwater detention. Development of the first phase and golf course constructed this system.

**RECOMMENDATION:**

Staff recommends the Planning and Zoning Commission forward the Preliminary Plat to the City Council with a recommendation for approval.

**ATTACHMENTS:**

- Application
- Location/Vicinity Map
- Preliminary Plat and Amended Final Plat (5 sheets, 24x36")
- Floor Plans & Typ. Colored Elevations (uphill models, downhill models, 11x17")